



35 ROYAL OAK LANE
PIRTON



35 Royal Oak Lane Pirton Hertfordshire SG5 3QT

Guide Price £685,000

A magnificent and beautifully presented home that has been greatly improved and cleverly extended to create deceptively spacious living accommodation over three floors. This fabulous home stands on a large westerly facing private plot that includes a substantial, detached garden room/workshop and is approached from Royal Oak Lane via a resin driveway that provides ample off street parking.

It is well placed for all village amenities including the post office stores, public houses/restaurants and primary school plus excellent communication links via road, rail and air.

The well planned accommodation features quality fittings with great design to create a very stylish home that must be viewed to fully understand the thought and detail that has gone into creating this amazing home.

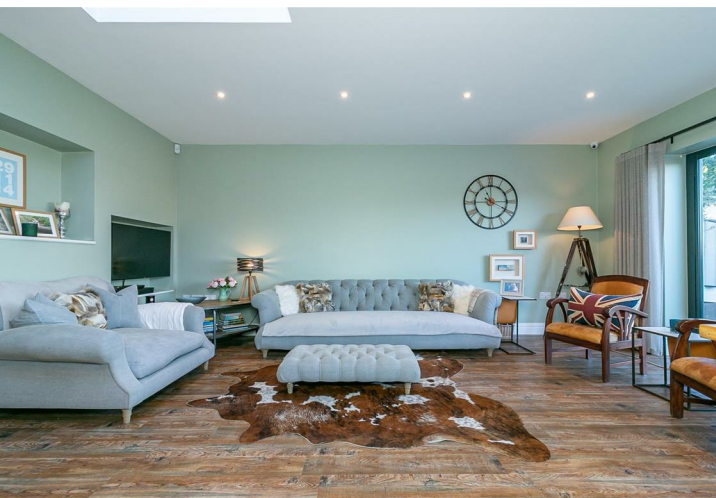
The ground floor accommodation with underfloor central heating, features an entrance hall, a spacious sitting room with a central open fireplace and walk in bay window. A cloakroom, utility plus a very impressive vast open plan social kitchen with built in appliances, central island, dining and sitting areas plus a lantern roof and wide tilt and slide bi folding doors that provide access and views over the patio and garden.

Upstairs on the first floor are two double sized bedrooms plus a modern bathroom. On the second floor is the main bedroom with attractive views, built in wardrobe and an ensuite shower room.

Viewing is highly recommended.

Viewing

By appointment with Norgans Estate Agents.







THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

Entrance Porch

Power point. Light. Composite part glazed entrance door opening to:-

Entrance Hall

Staircase to first floor. Door to:-

Sitting Room

18'0" x 12'5" (5.49m x 3.78m)

Measurements taken into a walk-in bay window with uPVC double glazed multi-paned windows with views over the front garden and driveway. High moulded skirting boards. Wood flooring. Central feature chimneybreast with an open fireplace including a moulded surround and polished granite hearth. TV point. Custom built-in storage/display shelving with lighting. Underfloor heating. Door to:-

Kitchen/Family/Dining Space

26'0" x 20'10" overall (7.92m x 6.35m overall)

An impressive social living area with wood effect Amtico flooring. Large lantern roof. Sunseeker ultra slim tilt and slide bi-folding doors providing access and attractive views over the rear garden and patio. This vast open plan living space features a fabulous well appointed Planet Kitchen plus spacious living and dining areas, all with underfloor heating and recessed spotlighting.

The Kitchen fitted in 2019, features a range of matching floorstanding and wall mounted classic white shaker style units with various soft close doors and drawers. Integral to the Kitchen is the practical double pantry style storage cupboards with adjustable shelving and bi-folding access doors plus a separate large larder cupboard. Centrally there is an Impressive island with a solid oak worksurface, display/storage shelving and integrated dishwasher (not tested). There is a fitted five ring NEFF gas hob (not tested) and extractor (not tested). Quartz worksurface with glass splashback plus a stainless steel sink unit with drainer. Two hide and slide raised NEFF ovens (not tested) and space for an American style fridge freezer.

Inner Hall

Wood flooring. Double glazed composite door to side driveway. Underfloor heating. Oak worksurface. Recess with space and plumbing for washing machine. Storage cupboard. Recess with coat rail and built in shoe shelving. Built-in boiler cupboard housing Remelia gas fired boiler (not tested) and storage. Recessed spotlights. Door to:-

Cloakroom

Fitted with a white suite comprising low level W.C and pedestal washbasin with chrome mixer tap. Wood flooring. Underfloor heating. Part tiled walls. Two built-in understairs storage cupboards. Extractor. Recessed spotlights. Storage shelving. Frosted uPVC double glazed window to side.

ON THE FIRST FLOOR

Landing

Frosted uPVC double glazed multi-paned window to side. Stairs to second floor. Doors to Bedrooms 2 and 3. Door to Bathroom.

Bedroom Two

13'10" x 10'3" (4.22m x 3.12m)

uPVC double glazed multi-paned window with views to the front. Radiator. Central chimneybreast with cast iron inset fireplace and wooden surround. High moulded skirting boards. Recessed spotlights. Storage shelving. A deep built in wardrobe storage cupboard with hanging rail, shelving and Megaflo pressurised hot water tank (not tested).

Bedroom Three

11'0" x 10'5" (3.35m x 3.18m)

uPVC double glazed multi-paned window with attractive views over the rear garden. Radiator. Recessed spotlighting. High moulded skirting boards.

Bathroom

7'8" x 5'11" (2.34m x 1.80m)

Fitted with a white suite comprising concealed cistern low level W.C, wall mounted semi-pedestal washbasin with chrome mixer tap and

panelled bath with central fill, wall mounted controls and separate power shower unit over (not tested) with fixed and flexible shower heads. Ceramic tiled walls. Extractor fan. Shaver socket. Heated chrome towel radiator. Ceramic tiled floor. Mirror fronted wall mounted storage cupboard. Double glazed multi-paned frosted window to rear.

ON THE SECOND FLOOR

Landing

Built-in storage cupboard with hanging rail. uPVC double glazed multi-paned window to side. Door to:-

Bedroom One

11'6" x 9'10" (3.51m x 3.00m)

Measurements do not include a range of fitted built-in wardrobe cupboards with hanging rails and storage shelving. Radiator. Recessed spotlights. High moulded skirting boards, Built-in storage cupboard with vanity shelving. uPVC double glazed multi-paned window to the rear with fabulous views. Door to:-

En-Suite

5'9" x 5'7" (1.75m x 1.70m)

Fitted with a white suite comprising concealed cistern low level W.C, semi-pedestal washbasin with chrome mixer tap and walk-in shower with glass screen to sides and power shower (not tested) with fixed and flexible showerheads. Ceramic tiled walls. Extractor fan. Heated chrome towel radiator. Recessed spotlights. Mirror fronted wall mounted storage cupboard. Built-in storage cupboard with hanging rail. uPVC double glazed frosted multi-paned window to front. uPVC double glazed multi-paned window to side.

OUTSIDE

At the Front

An attractive resin driveway with block paved edging provides ample off street parking and access to the front door. To the side of the property is gated access to the rear garden. The remaining front garden is laid predominantly to lawn.



Rear Garden

The large private rear garden is also a major feature of this fabulous home. To the immediate rear of the property is a split level and substantial Sandstone paved patio with recessed lighting and feature brick walling. Outside lighting and power point. Gated access to the front. The rear garden is laid predominantly to lawn and is enclosed by panelled fencing. A curved central stepping stone pathway leads past a mature ** tree with under canopy lighting to a self contained contemporary inspired large insulated home office/workshop. To the rear of this building is a large courtyard area with a tap, lighting and timber storage shed.

Parking

Ample off street parking is located to the front and side of the property via the feature resin driveway.

Self Contained Home Office/Workshop

14'7" x 12'4" (4.45m x 3.76m)

Substantially constructed with brick and block construction and highly Insulated with a covered veranda, recessed lighting and patio to the front. Power, lighting and mains drainage are connected. This ideal working or recreational area is fitted with a range of floorstanding storage cupboards with rolled worksurfaces and a fitted Stainless steel sink unit with drainer. There is an independent pressurised hot water tank (not tested) providing domestic hot water to the sink and shower room. Recessed spotlighting. Storage shelving. TV point. Wifi router and security system. The building is access via uPVC double glazed sliding patio doors plus there are additional uPVC double glazed windows to front and rear. Door to:

Shower Room

7'2" x 4'7" (2.18m x 1.40m)

Fitted with a modern contemporary styled suite comprising of a push button low level W.C, wash hand basin set into a vanity unit and walk in shower cubicle with pumped shower (not tested) with fixed and flexible showerheads. Ceramic tiled walls. Ceramic tiled floor. Heated chrome towel radiator. Extractor fan. Recessed spotlights. uPVC double glazed frosted window to side.

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band D. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

EPC

Current: D

Potential: C

FLOOR AREA

Approx 130 sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. conservatory, integral garage etc).

SERVICES

All mains services are understood to be installed and connected. Please note that we have not tested any services installations or appliances.

VIEWINGS

Norgans are committed to providing COVID19 safe viewings, and in order to protect the health, safety and well being of our staff, vendors and prospective buyers we have implemented changes to our viewing policy.

Please be aware that you will be required to wear a mask during the course of the viewing and hand sanitise on arrival at the property. You must advise us immediately if you develop symptoms or are required to self isolate.

GDPR

Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans may request more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This

information will be retained only for as long as it is required to protect the safety of our vendors and staff from COVID19 infection.

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.





